



WALMER TOWN COUNCIL

62 The Strand, Walmer, Deal, Kent CT14 7DP

Web site: www.walmercouncil.co.uk E-mail: clerk@walmercouncil.co.uk

Tel: 01304 362363

Dated this day 5th February 2026

To Councillors: Cllr M Simpson, Cllr J Murray, Cllr K Lee, Cllr S Waite-Gleave, Cllr T Grist, Cllr R Blackwell, Cllr T Bond.

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday 10th February 2026 at Elizabeth House, 32 St Mary's Road, Walmer, CT14 7QA at 7.00pm to transact the business set out below.

**Roland Aldred
Town Clerk**

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

Where a Member has a new or registered Disclosable Pecuniary Interest (DPI) in a matter under consideration, they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter, they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Where a Member is declaring an Other Significant Interest (OSI), they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared an OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

3. OPENNESS & TRANSPARENCY

To remind those present of the following:-

The right to record, film and to broadcast meetings of the council, committees and sub committees is established following the Local Government Audit and Accountability Act 2014. This into the rights of the press and public to attend such meetings. While those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998. Any person or organisation choosing to film, record or broadcast meetings of the Council or a committee is responsible for any claims or other liability from them so doing.

4. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS Attach 1

5. MINUTES OF THE PREVIOUS MEETING

To approve the minutes of the meeting held on 6th January 2026.

Attach 2

6. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

7. PLANNING DECISIONS

To receive a report on decisions received from DDC.

8. PLANNING APPLICATIONS – NEW

- i. **DOV/25/01381- 4 Apple Tree Gardens, Walmer, CT14 7US**
Erection of gazebo, greenhouse and shed with associated hardstanding.
- ii. **DOV/25/01364- Woodhelven, St Clare Road, Walmer, CT14 7QB**
Erection of a garden outbuilding and raised terrace with retaining structure (part-retrospective).
- iii. **DOV/25/01366- 67 Kingsdown Road, Walmer, CT14 8BL**
Erection of an attached car port.
- iv. **DOV/25/01252- Land On The North West Side Of Liverpool Road Walmer CT14 7PN**
Outline application for development up to 75 dwellings, associated landscaping and infrastructure (all matters reserved except access).
- v. **DOV/25/01404- 12 Salisbury Road, Walmer, CT14 7QQ**
Erection of a rear dormer window with Juliette balcony to facilitate a loft conversion.
- vi. **DOV/25/01349- Land On The West Side Of, Cross Road, Deal, CT14 9LA**
Reserved matters for application for the details of appearance, landscaping, layout and scale, including affordable housing, public open space and landscaping for the erection of 140 dwellings pursuant to Outline Planning Permission 21/01822.
- vii. **DOV/25/01371- 12 - 17 Block At Finch Mews Walmer Kent**
Crown reduce back to previous reduction points (by approximately 3 metres) of one Cherry (T1) the subject of Tree Preservation Order No 5 of 1988.
- viii. **DOV/26/00021- Pavilion, Walmer Lawn Tennis And Croquet Club, Archery Square, Walmer**
Variation of condition 11 (external lighting) of planning permission 23/01377 for "Erection of single storey clubhouse with canopy linking to existing changing rooms (existing clubhouse to be replaced) and alterations to materials of existing changing rooms roof" to allow external lighting directed downwards.
- ix. **DOV/26/00055- 80 Liverpool Road, Walmer, Deal, Kent**

Reduce the south-west facing lateral canopies (only) by no more than 2 metres of two groups of Pines (G1 and G2) the subject of Tree Preservation Order No 9 of 2025.

- x. **DOV/26/00079- Osborne House, Hawksdown, Walmer, CT14 7PH**
Crown thin by up to 20% by removing crossing limbs, poorly formed limbs and secondary minor limbs; crown lift to 5.2 metres above ground level, and crown reduce by a maximum of 2 metres of one Beech (T1) the subject of Tree Preservation Order No 4 of 1976.
- xi. **DOV/26/00077- Fairlight, 68 Wellington Parade, Walmer, Deal**
Erection of detached single storey dwelling and garage (self build).
- xii. **DOV/26/00113- Grangewood, 103 Kingsdown Road, Walmer, Deal**
Erection of two storey side extension, single storey front extension with first floor balcony and rear balcony (Existing single storey side and front extension and porch to be demolished).
- xiii. **DOV/26/00085- 46 Cornwall Road, Walmer, CT14 7SA**
Change of use of residential lounge room to hair salon.

9. DATE OF NEXT MEETING

10th March 2026 at 7pm.



A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

When recommendations are made by the planning committee to the local planning authority, it will need to be submitted under one of the categories as shown below.

1. Support- Actively support approval of the application based on the following

- a. Material Grounds.
 - i. Material grounds include but are not limited to
 - 1. Local, strategic or national planning policies and policies in the Development Plan
 - 2. Government and Planning Inspectorate requirements - circulars, orders, statutory instruments, guidance and advice
 - 3. Local financial considerations offered as a contribution or grant
- b. Follows the Local Plan
- c. Follows the National Planning Policy Framework
 - i. This will also need to refer to the relevant section from the NPPF

2. No Objection- Recommend that the application is approved with no objections based on any of the above grounds.

3. Objection- Actively object to the application based on the following

- a. Object to the application based on material grounds
 - i. Material grounds include but are not limited to
 - 1. Loss of sunlight
 - 2. Overshadowing/loss of outlook
 - 3. Overlooking and loss of privacy
 - 4. Noise or disturbance
 - 5. Loss or effect on local conservation and biodiversity
 - 6. Effect on listed buildings and conservation areas
- b. Breaches the Local Plan
- c. Breaches the National Planning Policy Framework
 - i. This will also need to refer to the relevant section from the NPPF

4. No Comment- Council either does not or feels it cannot make comment on the application.

Conditions

Conditions can be suggested by Walmer Town Council to Dover District Council to be added to any application, including Tree Protection Orders and standard planning applications.

Examples of:

Tree Protection Orders

- 1. Tree works may not go-ahead during bird nesting season
- 2. In areas such as those with tree protection orders; successful applications will need to ensure that replacement trees are substantial sized and not small and immature.

Examples of:

Standard Planning Applications

1. DOV/23/01157 -Site at Cross Road, Deal

No properties at this location are to be sold by the developer until the supporting infrastructure has been completed.

2. DOV/23/01157 -Site at Cross Road, Deal

Walmer Town Council would like to put forward a condition that insists on retaining the 30% affordable housing as laid down in the original agreement.

An Example of:

Combined Application

1. DOV/23/00553 - 17 Church Street Walmer CT14 7RX

Conditions are added to mitigate the risk of flooding as this area used to be a pond, suggestion would be a 'slow the flow' measure on the down pipes. A condition would need to be added for the replacement of the three trees being removed and that the construction plan includes within the traffic management a plan to prevent large lorries from arriving/delivering or being on site outside of the hours of 10-3 due the narrowness of the road.

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Draft Minutes of the meeting of Walmer Town Council Planning Committee held on Tuesday 6th January 2026 at 7.00pm at Elizabeth House, St Mary's Road, Walmer.

Present: Councillors: Cllr J Murray (Chair)
Cllr R Blackwell
Cllr T Grist
Cllr T Bond
Cllr M Simpson

Officers present: John Miles (Administration Officer)

391. APOLOGIES FOR ABSENCE

Cllr Lee and Cllr Waite Gleave offered apologies that were accepted.

392. DECLARATIONS OF INTEREST

None Received

393. OPENNESS AND TRANSPARENCY

All those present were reminded of the Rights and Obligations under the Local Government Audit and Accountability Act 2014.

394. A SHORT GUIDE TO PLANNING COMMITTEE RECOMMENDATIONS AND CONDITIONS

Resolved- Noted

395. MINUTES OF THE PREVIOUS MEETING

Resolved – That the minutes be accepted as a true and accurate record.

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

396. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

None Received

397. PLANNING DECISIONS

Reference	Site	DDC	WTC	Description
25/01155	20 Cavalry Court Walmer CT14 7GF	Grant Planning Permission	No Objection	Replacement door (Retrospective)
25/01222	29 Ardent Avenue Walmer CT14 7UE	Grant Planning Permission	No Objection	Erection of a detached garden room
25/01188	King Charles Court Lord Warden Avenue Walmer CT14 7LD	Grant Consent	Walmer Town Council Objects to this application on the following grounds. 1. The application has no valid case for the crown raising of Tree T5.	T5 False Acacia - crown raise to 6 metres over footpath and highway; T6 Ash - prune back the canopy on the eastern side to previous pruning points; T10 Ash - remove the north eastern facing limb overhanging the footpath, all the subject of Tree Preservation Order No 1 of 1959.
25/01159	Street Record North Barracks Walmer Kent	Grant Consent	Walmer Town Council Objects to this application on the following grounds. 1. The application has no valid case for the crown raising of Tree T5.	Rolling consent to re-pollard one London Plane (T1), the subject of Tree Preservation Order No 9 of 1998, and located to the west of 25 Trafalgar Drive, by an additional 1 metre below the previous pruning points initially, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years). Rolling consent to re- pollard back to previous pruning points of one London Plane (T5), the subject of Tree Preservation Order No 9 of 1998, and located to the north of 1 Coventry Gardens, followed by the re-pollarding back to previous pruning points on four further occasions over a maximum period of fifteen years (one occasion every 3 years).

398. PLANNING APPLICATIONS – NEW

i. DOV/25/01318- Shortwood House, Station Road, Walmer, CT147QR

Erection of a single storey side extension, replacement windows, outdoor kitchen, fire, log store, and terrace (existing conservatory, shed and greenhouse to be demolished).

Resolved – Walmer Town Council supports this application

Proposed: Cllr R Blackwell

Seconded: Cllr T Bond

For: 5

Against:0

Abstain: 0

ii. DOV/25/01291- 25 Herschell Square Deal CT14 7SU

Erection of a single storey side/rear extension

Resolved – Walmer Town Council supports this application

Proposed: Cllr T Grist

Seconded: Cllr R Blackwell

For: 5 Against:0 Abstain: 0

iii. **DOV/25/01283- The Berry, 23 Canada Road, Walmer, Deal**

Change of use from public house to residential dwelling, alterations to rear ground floor window/door and erection of cycle/bin store

Resolved – No Objection

Proposed: Cllr T Bond

Seconded: Cllr R Blackwell

For: 3 Against:2 Abstain: 0

iv. **DOV/25/01303- Flat 9, Leelands House, Grams Road, Walmer**

Crown lift to 3 metres and crown reduce by 3 metres overall of 2 Silver Birch (G1) the subject of Tree Preservation Order No 1 of 1965.

Resolved – Objection

Walmer Town Council Objects on the following grounds

1. There is no valid reason for the works as laid out in the application.

Proposed: Cllr T Grist

Seconded: Cllr T Bond

For: 5 Against:0 Abstain: 0

v. **DOV/25/01311- Pump House, Liverpool Road, Walmer, Kent**

Crown lift to 4 metres above ground level of one Pine (T1) the subject of Tree Preservation Order No 1 of 1959.

Resolved – Objection

Walmer Town Council Objects on the following grounds

1. There is no valid reason for the works as laid out in the application.

Proposed: Cllr M Simpson

Seconded: Cllr R. Blackwell

For: 5 Against:0 Abstain: 0

vi. **DOV/25/01313- Fairlight, 68 Wellington Parade, Walmer, Deal**

Erection of 2 single-storey rear extensions, rear terrace, new window openings, and boundary parapet wall. Construction of courtyard steps, detached single-storey car port with office, and detached single-storey self-contained annex with detached single storey

garage. Creation of a new vehicular access and associated boundary wall

Resolved – No Objection

Proposed: Cllr M Simpson

Seconded: Cllr T Bond

For: 3 Against:2 Abstain: 0

vii. **DOV/25/01344- Castle Cottage, 30 Wellington Parade, Walmer, CT14 8AB**

Erection of single storey rear and side extensions, erection of a link extension to existing outbuilding and associated external alterations

Resolved – No Objection

Proposed: Cllr T Grist

Seconded: Cllr M Simpson

For: 5 Against:0 Abstain: 0

399. TREE APPLICATIONS.

Resolved – The decision was made by the Committee to compose a letter to be sent to DDC planning department regarding the numerous applications for tree works that do not contain sufficient information about the locations and reasons for the works.

Proposed: Cllr R Blackwell

Seconded: Cllr M Simpson
For: 5 Against:0 Abstain: 0

400. DATE OF NEXT MEETING

Tuesday 10th February 2026 at 7pm.

The meeting closed at 19:45

Signed Dated

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